143.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,300 /	721,300
					USE VALUE:	721,300 /	721,300
					ASSESSED:	721,300 /	721,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINCHEW BRENT M
Owner 2:	BRITO MARI C
Owner 3:	
Street 1:	40 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O LEARY TARA -
Owner 2:	CRAIG SCOTT M -
Street 1:	40 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Asbestos Exterior and 1503 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	264,100	1,200	456,000	721,300
Total Card	0.115	264,100	1,200	456,000	721,300
Total Parcel	0.115	264,100	1,200	456,000	721,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.91 | /Parcel: 479.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 92704
GIS Ref:
GIS Ref:
Insp Date: 06/30/18

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,400	1200	5,000.	456,000	721,600	721,600	Year End Roll	12/18/2019
2019	101	FV	211,600	1200	5,000.	427,500	640,300	640,300	Year End Roll	1/3/2019
2018	101	FV	211,600	0	5,000.	353,400	565,000	565,000	Year End Roll	12/20/2017
2017	101	FV	211,600	0	5,000.	324,900	536,500	536,500	Year End Roll	1/3/2017
2016	101	FV	211,600	0	5,000.	296,400	508,000	508,000	Year End	1/4/2016
2015	101	FV	206,400	0	5,000.	290,700	497,100	497,100	Year End Roll	12/11/2014
2014	101	FV	206,400	0	5,000.	270,200	476,600	476,600	Year End Roll	12/16/2013
2013	101	FV	206,400	0	5,000.	257,100	463,500	463,500		12/13/2012

!11100!

PRINT

Date	Time
12/11/20	01:18:28

LAST REV

Date	Time
09/09/20	15:48:31

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11100

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O LEARY TARA,	75466-370	1	8/27/2020		860,000	No	No		
MILLS STANLEY J	48230-464		9/27/2006		470,000	No	No		
	21062-407		3/1/1991		192,000	No	No		Y

USER DEFINED

Prior Id # 1:	92704
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
6/30/2018	Inspected	PH	Patrick H
4/24/2018	MEAS&NOTICE	BS	Barbara S
1/21/2009	Meas/Inspect	372	PATRIOT
1/10/2007	MLS	MM	Mary M
11/15/1999	Meas/Inspect	264	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34860277
Const Adj.:	0.93100190
Adj $ / SQ:	156.944
Other Features:	68100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358798
Depreciation:	94723
Depreciated Total:	264075

COMMENTS

TOILET IN BMT SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

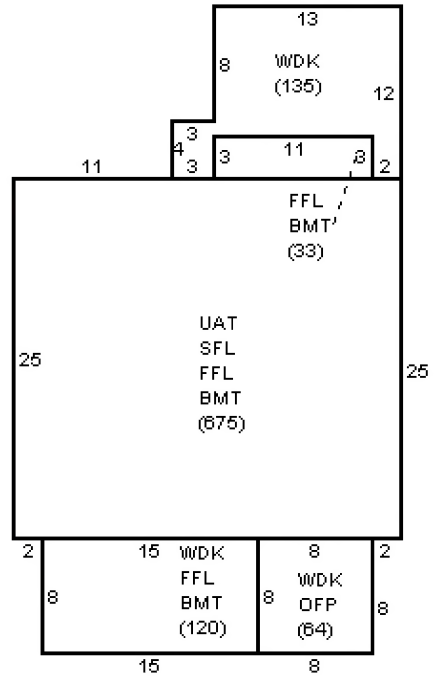
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.94
Special Features:	0	Val/Su Net:	91.61
Final Total:	264100	Val/Su SzAd	175.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	828	47.080	38,985
FFL	First Floor	828	156.940	129,950
SFL	Second Floor	675	156.940	105,937
WDK	Deck	319	8.500	2,713
UAT	Upper Attic	169	62.780	10,594
OFP	Open Porch	64	39.360	2,519

Net Sketched Area:	2,883			Total:	290,698
Size Ad	1503	Gross Are	3389	FinArea	1503

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	2016	3.19	T	5	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200